

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** La Preserve LLC & Hibiscus  
LLC/River Oaks

**Case #:** 23-P-02

**Date:** 10/22/02

**Comments:**

1. Applicant shall determine and place the names of chair person into sheet 1 of the plat prior to final DRC approval.
2. It appears that the street rights of way are less than the required minimum dimension for low density residential which would be 50 ft. There shall be at least fifty (50) foot wide rights of way for compliance with City's Subdivision Regulations (Section 47-24.5). Staff has no authority to authorize less than the absolute minimum dimensions of the previously referenced regulations.
3. Please indicate on the appropriate plat sheets the rights of way, plat boundary dimensions, and cul-de-sac widths for purposes of review for conformance with Section 47-24.5.
4. The rights of way provided present certain circulation difficulties for solid waste, fire, and general utility maintenance vehicles.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** La Preserve LLC & Hibiscus  
LLC/River Oaks

**Case #:** 23-P-02

**Date:** 10/22/02

**Comments:**

No apparent interference will result from this plan at this time.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Planning

**Member:** Don Morris  
828-5265

**Project Name:** La Preserve LLC & Hibiscus  
LLC/River Oaks

**Case #:** 23-P-02

**Date:** 10/22/02

Plat approval "River Oaks" Plat/PUD

Plat Note: This plat is restricted to 67 single-family homes.

#### **Comments:**

1. Plat requires Planning and Zoning Board and City Commission approval.
2. This plat is subject to ULDR Sec. 47-24.5, Subdivision Regulations and the proposed PUD zoning district.
3. Show adjacent subdivisions on plat.
4. Private streets are not permitted in new subdivisions. This requirement may be waived by the Planning and Zoning Board.
5. Tim Welch, Engineering Design Manager, and Tony Irvine, City Surveyor, will make technical comments regarding the plat. Mr. Welch and Mr. Irvine's signatures are required for pre-Planning and Zoning signoff for the plat prior to Planning and Zoning review.
6. Pursuant to ULDR Sec. 47-25.2.F. Adequacy requirements, Parks and Open Space, a minimum of three (3) acres property per 1,000 residents or cash equivalent value is required prior to obtaining a building permit for this development. The cash equivalent is \$84,420. Verify park impact fee with Parks Department representative.
7. Additional comments may be forthcoming at DRC meeting.